

SUBDIVISION COMMITTEE

Regular Meeting -- March 18, 1968

PRELIMINARY PLANS

C8-67-66 Coronado Hills - Revised
U. S. Highway 290 and Grosvenor Drive

The staff reported that this subdivision is apartments, commercial and residential and is classified as urban. It is located on U. S. Highway 290 and Grosvenor Drive and consists of approximately 25 acres with 17 lots, the average lot size varying.

The staff reviewed the following departmental comments:

1. Water and Sewer Department - Water available. Sanitary sewer approach main required. Annexation required for service.
2. Electric and Telephone Company - Additional easements required.
3. Storm Sewer Department - Additional easements required.
4. Public Works Department - Change name of Clarewood Drive and Coronado Hills Drive and show complete boundary survey.

Planning Department comments are as follows:

1. Show complete boundary survey.
2. Alternate residential layout required.
3. Sixty foot right-of-way required on Holmes Drive, Clarewood Drive, Cheeves Circle and Fulton Circle to service apartments with 60 foot radii on cul-de-sac.
4. Approval of this plan does not constitute approval of zoning for proposed commercial and apartments.
5. Zoning change required for commercial and apartments.
6. Annexation required.
7. Cul-de-sac required at south end of Holmes Drive.
8. Recommend straightening of curve in Grosvenor Drive.
9. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of CORONADO HILLS, Revised, subject to the conditions listed above.

C8-67-82 Southridge - Revised
 Clawson Road and Morgan Lane

The staff reported that this subdivision is apartments and residential and is classified as urban. It is located on Clawson Road and Morgan Lane and consists of 92.23 acres with 229 lots, the average lot size being 60 feet by 120 feet and 130 feet by 130 feet.

The staff reviewed the following departmental comments:

1. Water and Sewer Department - Water and sewer available.
2. Electric and Telephone Company - Additional easements required, seven and one half feet at rear of all lots for underground construction. Show existing Telephone Company easement along railroad.
3. Storm Sewer Department - Drainage easements required.
4. Public Works Department - Show tie to west side of Clawson Road. Show all lot dimensions, building setback lines, complete boundary survey and name of street between Valleyridge and Stonyridge. Change name of Stonyridge Drive.

Planning Department comments are as follows:

1. Variance required on length of Block C. Recommend variance be granted because of topographical and land use separation reasons.
2. Recommend Lots 4-7, Block K, Lots 20-24, Block H, be developed with duplexes instead of apartments as indicated.
3. Approval of this plan does not constitute approval of the zoning required for the proposed apartment use.
4. Recommend a determination be made by the Director of Public Works concerning the feasibility of cut and fill along Clawson Road in the vicinity of Southridge Drive.
5. Recommend a report be obtained from Director of Public Works concerning the feasibility of possible acquisition and widening of the curves along Banister Lane in the vicinity of Crestridge Drive.
6. Cul-de-sac required at west end of Crestridge Circle.
7. Compliance with departmental requirements.

The staff recommended postponement for 30 days in order to give the staff and applicant time to work out the problems.

C8-67-82 Southridge - Revised--contd.

After further discussion, the Committee then

VOTED: To POSTPONE the preliminary plan of SOUTHRIDGE, Revised for thirty days.

C8-68-18 Cherry Creek III
Manchaca Road

The staff reported that this subdivision is residential and is classified as urban. It is located on Manchaca Road and consists of 11.48 acres with 43 lots, the average lot size being 70 feet by 120 feet.

The staff reviewed the following departmental comments:

1. Water and Sewer Department - Water and sewer available. Annexation required.
2. Electric and Telephone Company - Seven and one half foot easement required for underground construction. Additional easements required.
3. Storm Sewer Department - South elevation or contour lines required.
4. Public Works Department - Show tie across Manchaca Road. Change name of Idlewood Drive. Show all lot dimensions.

Planning Department comments are as follows:

1. Variance required on length of Block A. Recommended because adjacent property is platted.
2. Recommend developer provide schematic plan for balance of tract to determine location for collector streets.
3. Guy easements existing at rear of Lots 20, 25 and 34, Block A to be re-located at developers expense only.
4. Annexation required.
5. Compliance with departmental reports.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of CHERRY CREEK III, subject to the conditions listed above and granting a variance on length of Block A.

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C8-68-19 University Hills, Section 5
Northeast Drive and Auburn Drive

The staff reported that this subdivision is residential and is classified as urban. It is located on Northeast Drive and Auburn Drive and consists of 23.97 acres with 47 lots, the average lot size being 80 feet by 175 feet.

The staff reviewed the following departmental comments:

- 1. Water and Sewer Department - Water and sewer available.
- 2. Electric and Telephone Company - Additional easements required.
- 3. Storm Sewer Department - Show existing pipe in Northeast Drive and label all drainage easements.
- 4. Public Works Department - Require change in name of Auburn Drive. Show all lot dimensions.

Planning Department comments are as follows:

- 1. Recommend area cross-hatched in blue be held in abeyance pending possible agreement with adjoining property owners.
- 2. Identify existing 50 foot gas line easement as to ownership.
- 3. If area in blue is considered, variance required on length of Bristol Drive. Cul-de-sac and cul-de-sacs required at west end of Friendswood Drive.
- 4. Compliance with departmental reports.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of UNIVERSITY HILLS, Section 5, omitting the area cross-hatched in blue.

C8-68-20 Delwood Terrace Resub.
Gaston Place Drive and Wellington Drive

The staff reported that this subdivision is commercial and apartments and is classified as urban. It is located on Gaston Place Drive and Wellington Drive and consists of 2.25 acres with 2 lots.

The staff reviewed the following departmental comments:

- 1. Water and Sewer Department - Water and sewer available.
- 2. Electric and Telephone Company - Additional easements required.
- 3. Storm Sewer Department - Show existing storm sewer in Wellington Drive and related easements.

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C8-68-20 Delwood Terrace Resub.--contd.

4. Public Works Department - Indicate name on new street. Show all lot dimensions. Show building setback lines.

Planning Department comments are as follows:

1. Recommend north side of Dexmoor Drive be widened 10 feet to provide for a 60 foot right-of-way to serve proposed uses.
2. Name required for proposed street connecting Dexmoor Drive and Gaston Place Drive. Street should be as far west as possible on final plat.
3. Vacation on portions of existing cul-de-sac at Dexmoor Drive and Belmoor Drive required prior to final platting.
4. Identify proposed uses.
5. Compliance with departmental reports.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of DELWOOD TERRACE RESUB., subject to the conditions listed above.

C8-68-21 Westover Hills, Section 5
Currywood Drive

The staff reported that this subdivision is townhouses and is classified as urban. It is located on Currywood Drive and consists of 8.73 acres with 19 lots, the average lot size being 80 feet by 200 feet.

The staff reviewed the following departmental comments:

1. Water and Sewer Department - Water and sewer available. Annexation required for service.
2. Electric and Telephone Company - Additional easements required with possible underground construction.
3. Storm Sewer Department - Recommend Currywood Drive be continued westerly to line up with proposed street in Northwest Estates to provide better drainage of property. Plat as proposed may require drainage easement.
4. Public Works Department - Plat complies.

209C8-68-21 Westover Hills, Section 5--contd.

Planning Department comments are as follows:

1. Street connection required to connect with subdivision to west (Northwest Estates) along north side of Lot 11.
2. Recommend Currywood Drive be extended to north property line to provide access to adjoining tract.
3. Use proposed is subject to adoption of Townhouse Ordinance and its requirements. Provide alternate residential layout.
4. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To REFER TO THE FULL COMMISSION the preliminary plan of WESTOVER HILLS, Section 5.

C8-68-22 Allen Place
North Hills Drive and Rockledge Drive

The staff reported that this subdivision is residential and is classified as urban. It is located on North Hills Drive and Rockledge Drive and consists of 3.2 acres with 6 lots, the average lot size being 100 feet by 150 feet.

The staff reviewed the following departmental comments:

1. Water and Sewer Department - Sanitary sewer approach main required. Off-site easements required and water available. Annexation required for service.
2. Electric and Telephone Company - Additional easements required. Possible underground construction.
3. Storm Sewer Department - Show existing storm sewer.
4. Public Works Department - Show street name on cul-de-sac and change name of Allen Drive.

Planning Department comments are as follows:

1. Recommend schematic plan be required on the adjoining property and show how Campbell tract can be further developed.
2. Suggest cul-de-sac be shortened to eliminate double frontage lots on Rockledge.

C8-68-22 Allen Place--contd.

After further discussion, the Committee then

VOTED: To REFER TO THE FULL COMMISSION the preliminary plan of ALLEN PLACE.

C8-68-23 Lamar Place
North Lamar Boulevard and Hammack Drive

The staff reported that this subdivision is apartments and is classified as urban. It is located on North Lamar Boulevard and Hammack Drive and consists of 4.58 acres with 15 lots, the average lot size being 80 feet by 135 feet.

The staff reviewed the following departmental comments:

- 1. Water and Sewer Department - Water and sewer available.
- 2. Electric and Telephone Company - Additional easements required, seven and one half foot at rear of all lots for underground construction.
- 3. Storm Sewer Department - Plat complies with requirements but suggest that developer drain parking area to the street.
- 4. Public Works Department - Change name of Lamar Plaza.

Planning Department comments are as follows:

- 1. Recommend Lamar Plaza (street) be extended northerly through Lots 6 and 7.
- 2. Additional right-of-way required for Central Expressway.
- 3. Zoning change required for rear one half (approximately) from "A" Residence to "B" Residence and for the front one half from "C" Commercial to "B" Residence for apartment use as proposed.
- 4. No access to Wilmes.
- 5. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of LAMAR PLACE, subject to the conditions listed above.

C8-68-25 Balcones Village, Section 3
 U. S. Highway 183 and Balcones Club Drive

The staff reported that this subdivision is commercial, apartments and residential and is classified as suburban. It is located on U. S. Highway 183 and Balcones Club Drive and consists of 145 acres with 177 lots, the average lot size being 120 feet by 140 feet.

The staff reviewed the following departmental comments:

1. Water and Sewer Department - Annexation to Water District No. 1 required for water service. Water approach main required from the existing 12 inch main in Old U. S. Highway 183. Sanitary sewer not available.
2. Electric and Telephone Company - Additional easements required.
3. Storm Sewer Department - Drainage easements required.
4. Public Works Department - Show complete boundary survey and all lot dimensions and show tie across U. S. Highway 183.

Planning Department comments are as follows:

1. Variance required on length of several blocks. Recommend variance be granted due to topography, low density type of subdivision proposed.
2. Cul-de-sac required at south end of Springwood Drive.
3. Cul-de-sac required at north end of Contesa Drive.
4. Variance required on length of Cedar Spring Drive.
5. Recommend as much width as possible be provided for fairways on final plat.
6. Sixty foot right-of-way required for Club Hill Drive.
7. Show right-of-way on U. S. Highway 183.
8. Cul-de-sac at west end of Pond Green.
9. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To REFER TO THE FULL COMMISSION the preliminary plan of
 BALCONES VILLAGE, Section 3.

C8-67-10 Peyton Place - Revised
Peyton Gin Road and Japonica Drive

The staff reported that the applicant has requested a thirty day postponement of this preliminary plan and recommended that it be approved.

After further discussion, the Committee then

VOTED: To POSTPONE for thirty days the preliminary plan of PEYTON PLACE, Revised.

C8-67-93 Westover Plaza
Balcones Drive and Cima Serena

The staff recommended disapproval of this preliminary plan pending resubmission of plan.

After further discussion, the Committee then

VOTED: To DISAPPROVE the preliminary plan of WESTOVER PLAZA pending resubmission of plan.

C8-67-69 Highland Hills Northwest Section 5
Running Rope and Lamplight Lane

The staff reported that a request for a referral to the full Commission was brought before the Committee.

After further discussion, the Committee then

VOTED: To REFER TO THE FULL COMMISSION the preliminary plan of HIGHLAND HILLS NORTHWEST, Section 5.

SHORT FORM PLATS - FILED AND CONSIDERED

The staff reported that all departmental reports have not been completed and recommended the following short form plats be accepted for filing only. The Committee then

VOTED: To ACCEPT for filing the following short form plats:

- C8s-68-37 Lawnmont Subdivision
Burnet Road and Lawnmont Road
- C8s-68-38 Wooten Village, Section 4 Resub.
Redfield and Peyton Gin Road
- C8s-68-41 Willard Bostick Subdivision No. 2
Vernon Avenue and Manor Road

C8s-68-35 Oscar Ceder Subdivision Resub.
 Manor Road and Daffan Lane

The staff recommended disapproval of this short form plat pending required fiscal arrangements and granting a variance required on width of Daffan Lane. The Committee then

VOTED: To DISAPPROVE the short form plat of OSCAR CEDER SUBDIVISION RESUB., pending required fiscal arrangements and granting a variance on width of Daffan Lane.

C8s-68-42 Forest Hills "D", Section 2
 Hemlock Avenue and Walnut Avenue

The staff recommended approval of this short form plat granting a variance on the signature requirement of the adjoining property owner. The Committee then

VOTED: To APPROVE the short form plat of FOREST HILLS "D", Section 2, granting a variance on the signature requirement of the adjoining property owner.

The staff reported that all departmental reports have not been completed and recommended the following short form plats be accepted for filing only granting a variance on the signature requirement of the adjoining property owners. The Committee then

VOTED: To ACCEPT for filing the following short form plats, granting a variance on the signature requirement of the adjoining property owners.

C8s-68-39 Allandale Park, Section 5
 Richcreek Road and Burnet Road
C8s-68-40 Barton Springs Estates Resub.
 Ranch Road 2244

C8s-68-8 John B. Vaught Subdivision
 Burnet Road

The staff recommended disapproval of this short form plat pending completion of departmental reports and required tax certificates. The Committee then

VOTED: To DISAPPROVE the short form plat of JOHN B. VAUGHT SUBDIVISION.

C8s-68-30 Byram Addition
 Anderson Lane at Purnell Drive

The staff recommended this short form plat be postponed for thirty days for a more comprehensive plan. The Committee then

VOTED: To POSTPONE for thirty days the short form plat of BYRAM ADDITION.

ADMINISTRATIVE APPROVAL

The staff reported that the following short form plats have received administrative approval under the Commission's rules. The Committee then

VOTED: To ACCEPT the staff report and record in the minutes of this meeting the administrative approval of the following short form plats:

<u>C8s-68-32</u>	<u>Professional Square Addition</u>
	Airport Boulevard and East 53rd Street
<u>C8s-68-5</u>	<u>Jackson Terrace No. 2</u>
	Burnet Road and Ohlen Road
<u>C8s-68-36</u>	<u>West Gate Square Resub. 14-17, Block K</u>
	West Wind Trail

SUBDIVISION APPROVAL BY TELEPHONE POLL

The staff reported that the following subdivisions were considered by telephone poll, and that a majority of the Commission had

VOTED: To APPROVE the following final plats:

<u>C8-67-92</u>	<u>Valle Del Rio</u>
	Falwell Lane and Puebla Drive
<u>C8-68-15</u>	<u>Mission Hill, Section 3</u>
	Burleson Road and Mission Hill Drive